

CHOBHAM

Design guidance and codes

Final draft report
March 2023

Delivering a better world

Quality information

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Revision History

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INTRODUCTION

01

1. INTRODUCTION

1.1 PURPOSE

This design guide supports the design policies of the Neighbourhood Plan. It contains contextual information and guidance and codes, which demonstrate how development may reflect the design policies of the Neighbourhood Plan.

The guidance and codes should be considered when designing development alongside other national and local policies and guidance, including the Surrey Heath Residential Design Guide.

1.2 PROCESS TO PREPARE THIS DESIGN GUIDE

The Neighbourhood Plan Steering Group (SG) manage the preparation of the Neighbourhood Plan for Chobham.

Through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design guidance to support the SG.

To ensure this design guide accurately reflects the Chobham community's aspirations, the SG provided AECOM with guidance and local knowledge. **Figure 1** provides a brief overview of the key milestones for its preparation.

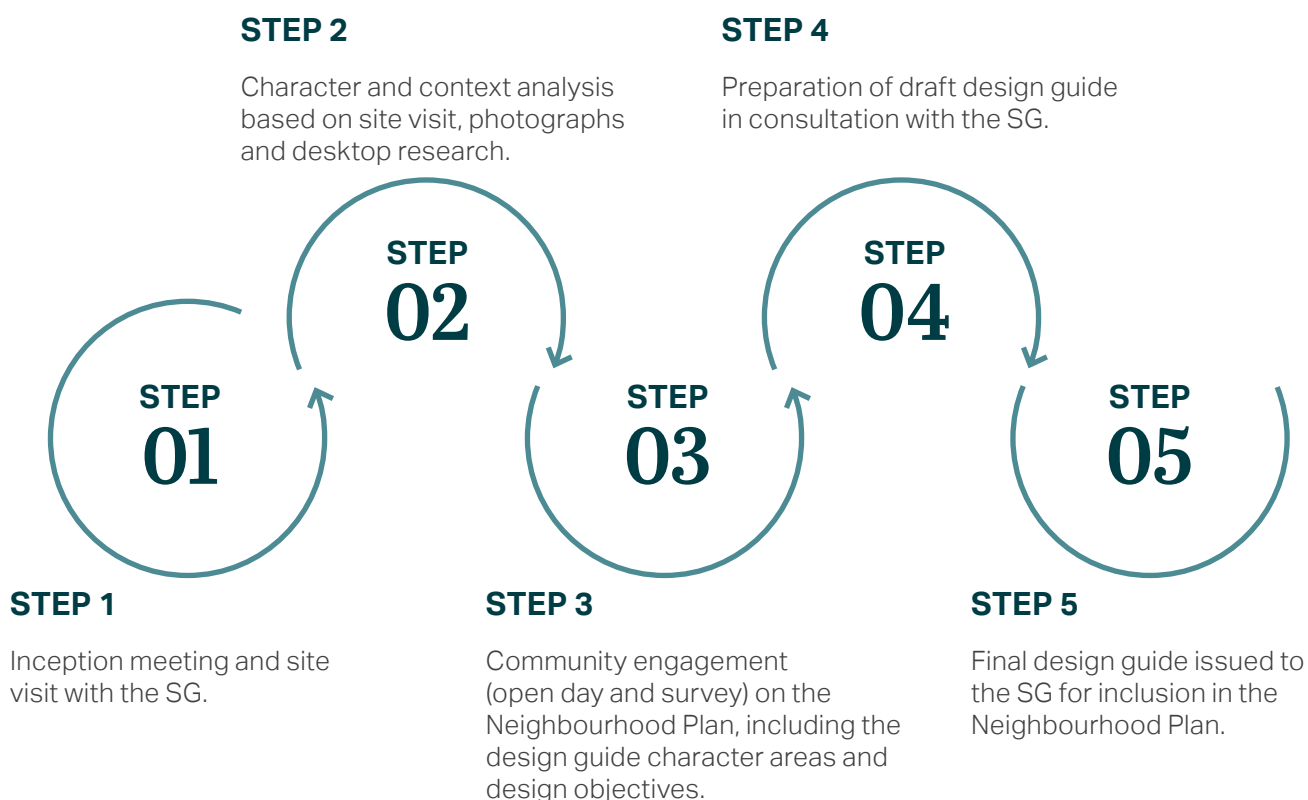


Figure 01: Diagram illustrating the process to preparing this design guide

1.3 AREA OF STUDY

The Neighbourhood Area of Chobham is a parish in the Surrey Heath Borough, which is located in the county of Surrey (refer to Figure 2).

The village of Chobham is the main, historic settlement of the Neighbourhood Area. There are also several small residential areas surrounding including Mimbridge, Castle Green and Burrowhill (refer to Figure 3). Significant environmental features, including Chobham Common and Green Belt cover most of the Neighbourhood Area, limiting potential areas for development.

The villages of Surrey are often seen as idyllic places to live - a combination of surrounding countryside, centres filled with independent shops, characterful historic buildings and a strong sense of community often give them a unique sense of character. This lifestyle within close proximity to London makes the villages extremely desirable places to live.

4,122
RESIDENTS
2021 CENSUS

2,313ha
STUDY AREA

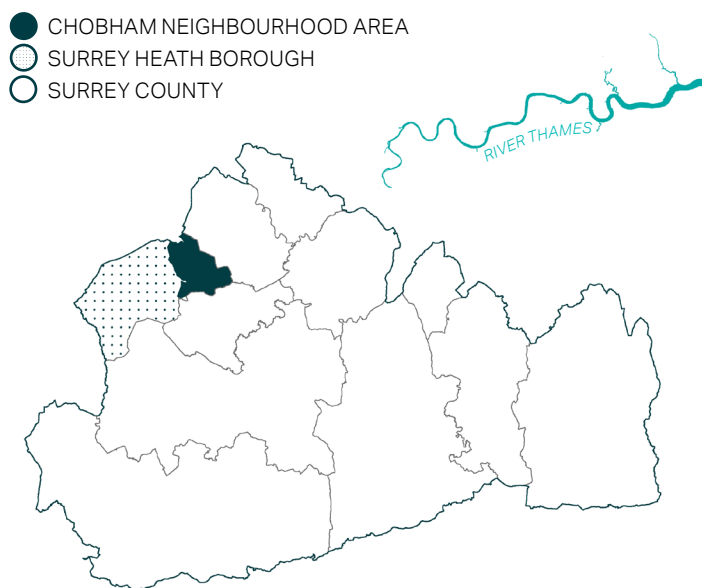


Figure 02: Neighbourhood Area within context of the Surrey Heath Borough and Surrey County



KEYS

- Neighbourhood Area
- Surrey Heath Borough
- Surrey County

AREAS

- 1 Chobham
- 2 Mimbridge
- 3 Castle Green
- 4 Burrowhill

DESTINATIONS

- 5 Chobham Common

0m 250m 500m 1km

N

Figure 03: Map showing the context of the Neighbourhood Area



04



05



06



07

Figure 04: Example of semi-detached house in Chobham
Figure 05: Fields behind main street of Chobham, a key character feature of the village
Figure 06: Building with red brick, landscaping and white casement window in Chobham
Figure 07: Bungalow in Chobham

1.4 HOW TO USE THIS DESIGN GUIDE

This design guide should be a valuable tool in securing locally distinctive, high quality development in Chobham. It may be used differently by various stakeholders during the planning and development process, as summarised in **Table 1**.

A valuable way the design guide can be used is as part of a process of co-design and involvement that seeks to understand and take account of local preferences and expectation for design quality. As such, the Design Guidelines and Codes (refer to **Section 4**) can help to facilitate conversations on the various topics to help align expectation and aid understanding on key local issues. The design guide will support national and local policy in securing high quality design outcomes in Chobham.

Stakeholders	How they may use this design guide
Applicants, developers and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Design Guidance and Codes as planning consent is sought.
Local Planning Authority	As a guide when assessing whether the design of planning applications reflect Neighbourhood Plan policies. The Design Guidance and Codes should be discussed with applicants during any pre-application engagement.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines and Codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: How stakeholders may use this design guide

1.5 PLANNING POLICY AND GUIDANCE

This section outlines the national and local planning policy and guidance documents that have influenced, and should be read in conjunction with, this design guide.

1.5.1 NATIONAL POLICY AND GUIDANCE

National Planning Policy Framework Department of Levelling Up, Housing and Communities

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework 2021 (NPPF) and the associated National Planning Policy Guidance (NPPG). In particular, the NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

National Model Design Code Department of Levelling Up, Housing and Communities

The National Model Design Code 2021 provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.

National Design Guide

Department of Levelling Up, Housing and Communities

The National Design Guide 2019 illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

Building for a Healthy Life Homes England

Building for a Healthy Life (BHL) is the Government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

BHL is supported by Streets for a Healthy Life, which demonstrates what can be achieved in creating streets as places for people.

Manual for Streets Department for Transport

Development is expected to respond positively to the Manual for Streets 2007 and subsequent updates, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

1.5.2 LOCAL POLICY AND GUIDANCE

Surrey Heath Local Plan

Surrey Heath Borough Council

The Development Plan for Chobham consists of The Core Strategy and Development Management Policies Development Plan Document 2012 (CS&DMP DPD) and saved policies from The 2000 Local Plan.

The east of the Surrey Heath Borough is recognised for its countryside character dotted with villages. Chobham is identified as a smaller rural settlement with a local centre and important historic character and assets.

At the time of preparing this design guide, a new Local Plan was being prepared. Regulation 18 consultation concluded early 2022.

Chobham Conservation Area Character Appraisal

Surrey Heath Borough Council

The Chobham Conservation Area Character Appraisal 2001 identifies that the Conservation Area was first designated in 1972 over the historic village centre and key surrounds, and extended in 1992 to include St Lawrence School playing field. The historic settlement is set within fields and meadows, which creates a pleasant rural character of the High Street. The appraisal sets out locally defining and valuable historic features of Chobham that development of the High Street and wider Conservation Area must consider.

Surrey Heath Residential Design Guide

Surrey Heath Borough Council

The Surrey Heath Residential Design Guide 2017 demonstrates Council's commitment to ensuring the design of residential development contributes to making distinctive, sustainable and attractive places for better health and wellbeing and a high quality living environment.

The document provides guidance for residential development of all scales, including single dwellings and new neighbourhoods and settlements, which is organised under strategic design themes: design process, layout, built form, amenity, carillage development and specific householder development.

It is a Supplementary Planning Document that supports the Local Plan design policies and is a material consideration taken into account by Council when considering residential planning proposals.

Landscape Character Assessment

Surrey Heath Borough Council

The Surrey Landscape Character Assessment identifies local landscapes and their unique qualities, which leads to the classification and mapping of the landscape. Local planning authorities are encouraged to base planning policies and decisions on the natural environment and other characteristics of the area, for which this document provides a landscape baseline.



**NEIGHBOURHOOD
AREA CONTEXT**

02

2. NEIGHBOURHOOD AREA CONTEXT

This section presents a snapshot of the Neighbourhood Area today to inform the design objectives of the Design Guidance and Codes. It provides an overview of Chobham's heritage, landscape, movement network and built form.

1.6 HERITAGE

1.6.1 HISTORIC ORIGINS AND PATTERN OF SETTLEMENT

Chobham village is a historic settlement with records dating back to Saxon times. The Manor of Chobham was provided to the Chertsey Abbey, a Benedictine monastery, before 675 and served as an administrative centre. The simple linear form of plots with straight boundary lines to the rear are a historic feature of the village, which may be owed to it being planned by the Abbey. The street - and footpath - layout of the village has also changed very little today from its historic form.

During the 18th century many timber framed houses were altered or renovated. Many were faced in brick for fashionable and practicable reasons, and as brickmaking was an important business in the surrounding area.

During the 19th century a few small dwellings were built close to the centre due to the relative inaccessibility of the village by rail, compared to the nearby settlements of Sunningdale and Woking. A residential area was located to the north of the village centre, separated by several fields.

By 1914 there were 8 dwellings in Castle Grove Road, a police station and the new vicarage extended the western edge of the village along Bagshot Road, and most importantly, to the north-east was development in Alpha and Beta Roads. The Grange was redeveloped to 33 bungalows on part of the site circa 1985.

Today, several additional Council and developer built housing estates have merged the residential areas to the north and village centre. There have also been other scattered developments throughout the Neighbourhood Area. There is also a local airport at Fairoaks to the east of Chobham.



Figure 08: Historic aerial image of Chobham, illustrating the physical separation between the village centre and residential areas

1.6.2 CONSERVATION AREA

The Chobham Conservation Area designation covers the historic village centre and immediate surrounds. The Chobham Conservation Area Character Appraisal details defining features of the Conservation Area that contribute to the local historic and rural character. For example, the listed buildings, building and plot layout, the Bournes (rivers), hedgerows, tree lined streets, and open spaces. It also identifies that a variety of building styles and materials are evident but the strong influence of the 18th century is reflected in the mainly brick and stucco fronts, which often concealed earlier timber frames buildings. Some timber framed cottages are still evident today.

1.6.3 LISTED BUILDINGS, SCHEDULED MONUMENTS AND LOCAL LIST

The Neighbourhood Area contains 72 listed buildings, 28 of which are in the Conservation Area, and 2 scheduled monuments. All the listed buildings are Grade II, with the exception of the Church of St Lawrence, which is Grade I.

Assets on local heritage lists, also known as local listing, are not protected in the same way as listed buildings but can be afforded protection through the planning system as 'non-designated heritage assets'. The lists can include any building, monument, site, place, area or landscape which has heritage significance but is not recognised by another designation.

Chobham's [local list](#) contains an additional 33 items of heritage significance in the Neighbourhood Area. Note, these have not been mapped adjacent.

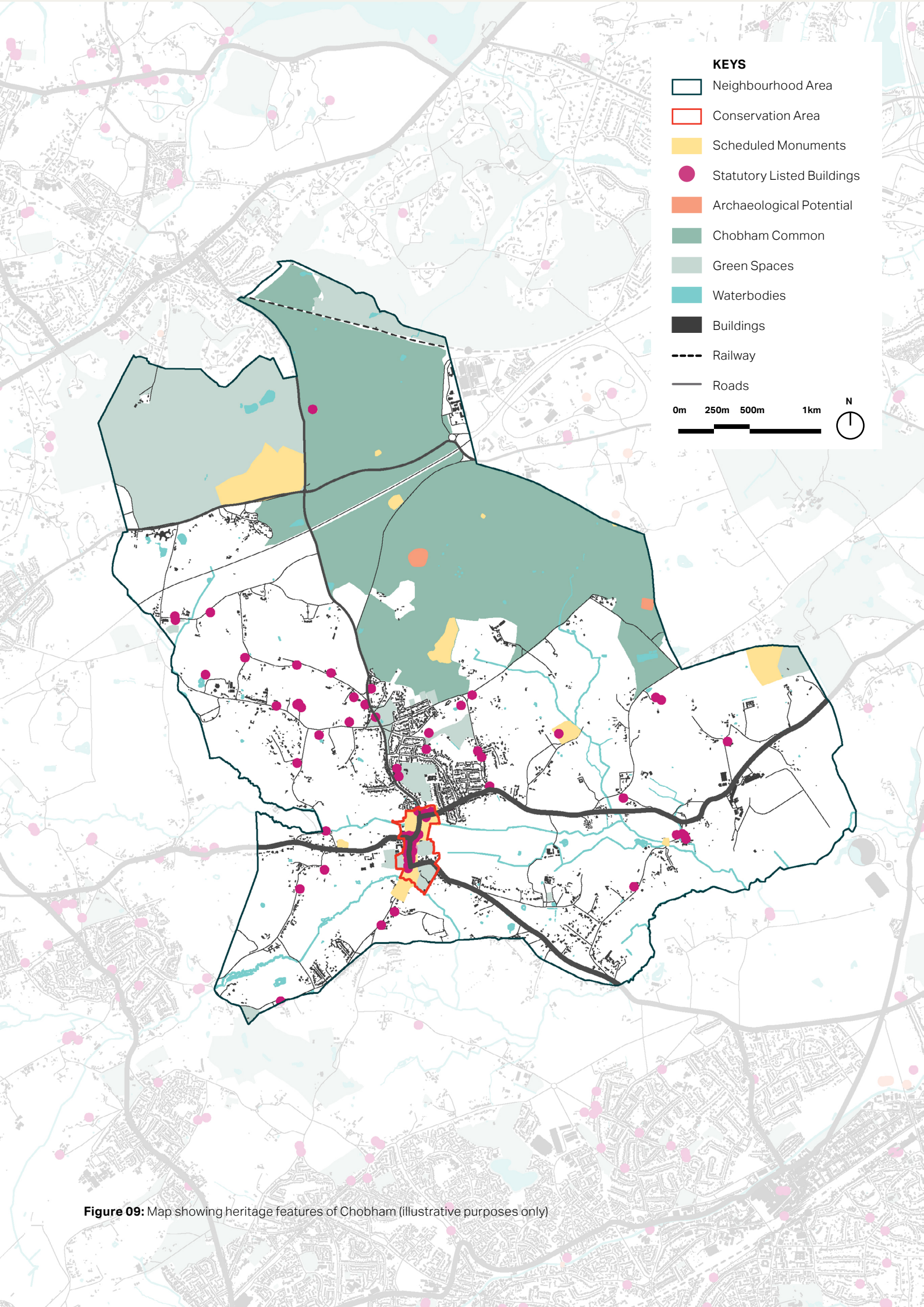


Figure 09: Map showing heritage features of Chobham (illustrative purposes only)

2.2 LANDSCAPE AND ECOLOGY

2.2.1 LANDSCAPE CHARACTER AND STATUTORY DESIGNATIONS

Surrey is one of the most wooded counties in England, reflecting the predominance of low-grade agricultural land. Despite this, the borough has a great variety of land cover due to its varied geology. The landscape of the Neighbourhood Area make a significant contribution to its character and setting.

The whole Neighbourhood Area is identified in the Thames Basin Heaths National Character Area (**NCA**), which is one of several NCAs lying within the London Basin syncline. Semi-natural habitat is extensive on the plateau of the NCA, and within the Neighbourhood Area, includes a mosaic of wet and dry heathland and woodland.

The Surrey Landscape Character Assessment provides a more localised assessment of landscape character. It identifies River Floodplain, Sandy Woodland, and Settled and Wooded Sandy Farmland landscapes types across most the Neighbourhood Area. These are primarily large areas of pasture land and woodland. Meadowlands surround the village, which are associated with the alluvial deposits of the river valleys.

Chobham Common to the north-east rises in topography and has a unique landscape characterised as Sandy Heath and Common. Chobham Common is designated as a National Nature Reserve, the Thames Basin Heaths Special Protection Area (**SPA**) and the Thursley, Ash, Pirbright and

Chobham Special Area of Conservation (**SAC**). The common also contains Sites of Special Interest (**SSSI**), with Impact Risk Zones that extend over most of the Neighbourhood Area. The unique, isolated landscape type of Chobham Common has high landscape value, providing important heathland and wetland habitat to birds and flora and fauna that are endangered.

Horsell Common is located in the adjoining parish to the south-east and has SSSI with Impact Risk Zones that also extend over part of the Neighbourhood Area. The location of these semi-natural habitats, close to Chobham's settlements, provides recreation and education opportunities.

The London Metropolitan Green belt washes over the whole Neighbourhood Area including the rivers Wey and Mole within the wider NCA. It was designated in 1958 and restricts many types of development. At the time of preparing this design guide, the Green Belt was under review.

2.2.2 TOPOGRAPHY AND FLOOD RISK

The topography of the Neighbourhood Area rises to the north towards Chobham Common. The Chobham Common High Point / Sunningdale Golf Course is the highest point of the Neighbourhood Area at approximately 90 metres above Ordnance Datum (m aOD). Overall, the wider NCA drops in altitude eastwards, into the London Basin.

A network of small streams help to drain surface water run off in Chobham. The south of the Neighbourhood Area is bounded by the River Bourne and its northern tributaries, the Hale, Mill Bourne and Windle Brook run through the village. It is within proximity to the rivers that the lowest lying areas of the Neighbourhood Area at 23m aOD are located. These small, developed areas are susceptible to flood risk, and are designated within the Environmental Agency's Flood Zone 2 and 3.

2.2.3 VIEWS AND VISTAS

Chobham village is a visually compact settlement, with important open spaces that contribute to the rural feel of the settlement and afford important views. There is a strong juxtaposition between the intense urban form (continuous built-up frontages) of the village centre and its hedge and tree bound road approaches.

The Chobham Conservation Area Character Appraisal and Neighbourhood Plan identifies several locally significant views and vistas in and across the Neighbourhood Area.



Figure 10: All Saints Church located in the centre of Birchington village

Figure 11: Continuous built up frontages of the village centre.

2.2.4 GREEN INFRASTRUCTURE

A multi-functional network of green infrastructure is the hallmark of liveability and healthy ecological systems in settlements. Green infrastructure includes green space but also assets such as allotments, playing fields, wildlife corridors, woodlands, blue infrastructure (e.g. waterways), areas of landscaping and trees. Green infrastructure assets of the Neighbourhood Area are detailed in the Neighbourhood Plan. Key elements are shown overleaf (refer to Figure 12).

Natural England's Green Infrastructure Framework is a key guiding document that also provides more information on the types and benefits of green infrastructure.

2.2.5 MICRO-CLIMATE

Chobham's climate has large variations throughout the year. The summers are short, comfortable, and partly cloudy and the winters are long, very cold, windy, and mostly cloudy.

The shortest day is in December, with approximately 7 hours, 51 minutes of daylight; the longest day is in June, with 16 hours, 37 minutes of daylight. Shortwave energy per square meter varies from 0.7kWh to 6.3kWh, which is adequate for domestic solar systems.



2°C to 22°C
AVERAGE
TEMPERATURE



622mm
AVERAGE ANNUAL
RAINFALL

OCTOBER IS THE WETTEST MONTH (68MM),
AND MARCH THE DRIEST (37MM)



PREVAILING
WESTERLY
WINDS

EXCEPT FOR A MONTH OF
NORTHERLY WIND IN APRIL/MAY

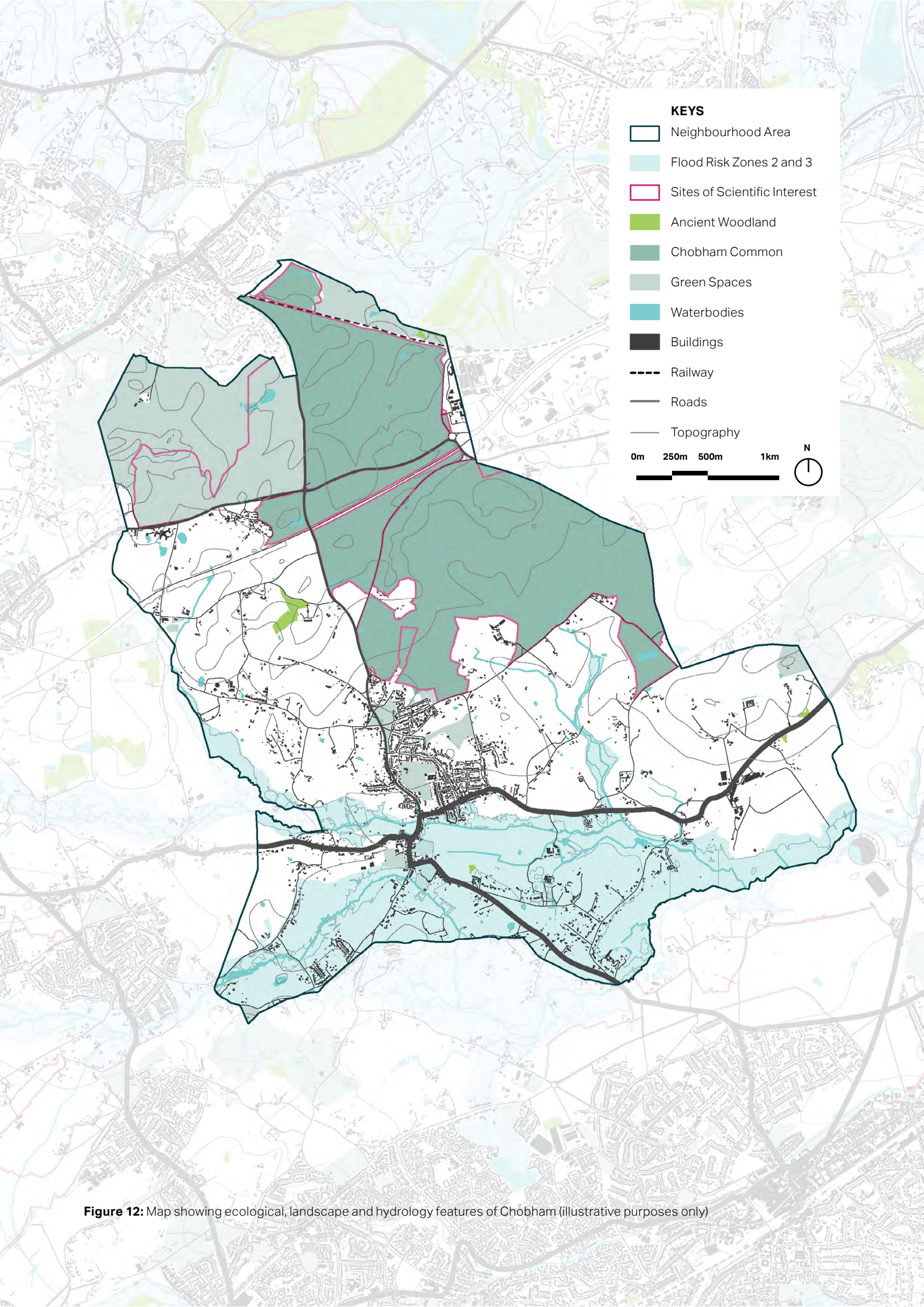


Figure 12: Map showing ecological, landscape and hydrology features of Chobham (illustrative purposes only)

2.3 MOVEMENT NETWORK

2.3.1 ROADS

The road layout is primarily attributed to Chobham's historic origins. The narrow, curving A and B roads and meandering street layouts of residential areas are characteristic features of the Neighbourhood Area. The roads are often wooded, which affords an enclosed, intimate setting.

The NP Steering Group identified traffic congestion as an issue, particularly along the High Street. While the historic narrow roads positively contribute to the local character, they are likely a contributing factor to this congestion. On-street parking and large vehicles over 7.5T, which are prohibited from the Main Street, illegally passing through exacerbate this issue.

Cars are the primary method of travel in the County, accounting for approximately 50% of all trip types. Within the Neighbourhood Area, 90% of households have access to at least one vehicle. Due to the rural character of Chobham it is likely not feasible for many households to not own a car. Although, there may be an opportunity for local trips to utilise more sustainable transport methods.

2.3.2 WALKING AND CYCLING

Surrey County Council is primarily responsible for transport planning in the Neighbourhood Area. The County's policies on transport recognise the need for a shift towards more sustainable, active transport options, and are supported by improvement plans for the active transport network. The Active Travel in Surrey report¹ found the greatest trip types that would allow for behavioral change are those for pleasure or leisure. Infrastructure, such as wider footpaths and bicycle lanes, was a key intervention to encourage this shift. The County has identified suggested route infrastructure (refer to **Figure x**) but, at the time of preparing this design guide, was yet to identify Public Rights of Way enhancement opportunities.

Residential access streets are generally well-connected with through-roads. Residential areas more recently developed include cul-de-sacs that limit connectivity. Strava mapping for pedestrians identifies the primary roads, well-connected residential areas and Public Rights of Ways through Chobham Common and around the village centre to be well-used.

There are currently no designated cycle routes in Chobham. Strava mapping identifies primary roads and Public Rights of Ways through Chobham Common to be the key routes for cyclists.

There is an established wayfinding palette of wooden signage in Chobham to support active travel.

1. Active Travel in Surrey, University of Surrey Living Lab and the Surrey Climate Commission, 2021, available at: www.surreyclimate.org.uk/active-travel-report

2.3.3 PUBLIC TRANSPORT

South Western Railway services Chobham. Woking station is located 5km from Chobham village and provides fast and frequent services to London. Longcross station, located 5km to the north, also provides services to London, albeit not as frequent.

Bus routes provide connectivity between Chobham and Woking via Mimbridge/ Horsell. Other services connect to Old Dean (Collingwood College) and Woking via Scotts Grove Road. Despite the provision of bus services there is limited service coverage and frequency. This is likely a driver of the high rates of cars for trips, as everyday trips and multi-modal trips (particularly to the connecting national rail service) are difficult.



Figure 13: Established timber wayfinding material palette of Chobham

Figure 14: Pathway between dwellings, with hedgerows that provide privacy to adjacent residents and enhance amenity for pedestrians

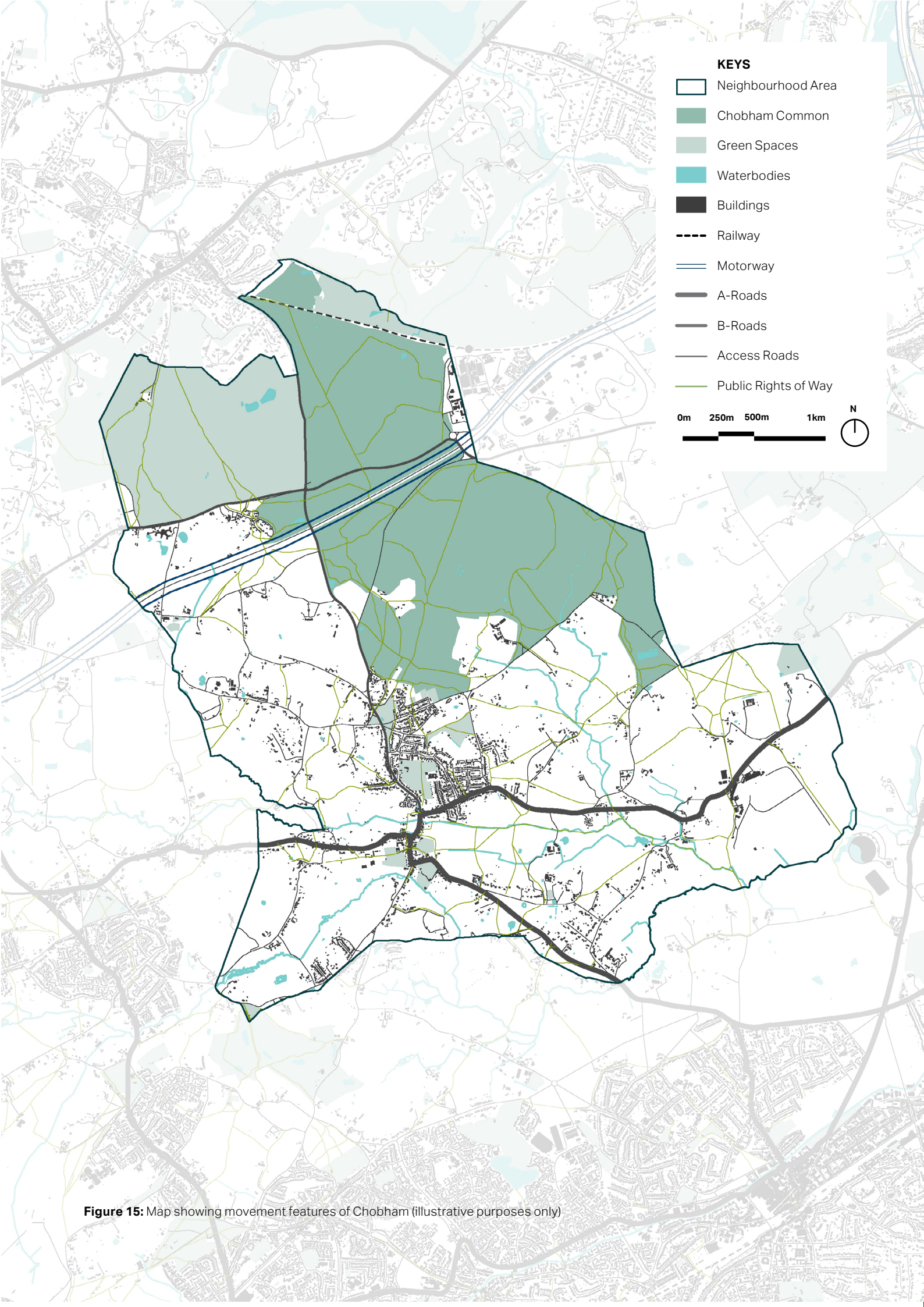


Figure 15: Map showing movement features of Chobham (illustrative purposes only)



Figure 16: Public Rights of Way through Chobham Common

2.4 BUILT FORM AND LAND USE

2.4.1 LAND USE, FACILITIES AND SERVICES

Chobham's village centre is identified in the Surrey Heath Local Plan as a Local Centre, and provides a range of day to day services and facilities, including shops, restaurants, cafes, a rugby club, nurseries, a museum, church, primary schools and a fire station.

Built up areas beyond the village centre are primarily residential, with some local restaurants and pubs and commercial uses, such as agricultural supply stores.

Residential typologies in these areas vary across the Neighbourhood Area and include detached, semi-detached, bungalow and apartment dwelling types.

The built form of the Neighbourhood Area generally reflects the local Chobham architectural vernacular. Although, larger commercial uses are more industrial in nature as the form follows function. Further information on the built form and land use of development across the Neighbourhood Area is contained in **Section 3**.

2.4.2 BUILT FORM

Chobham's built form varies significantly by character area. From the built up frontages of the Village Centre, to the dispersed detached dwellings within a woodland setting in the Rural Hinterland. The built form of the Neighbourhood Area is therefore detailed by character area in **Section 3**.

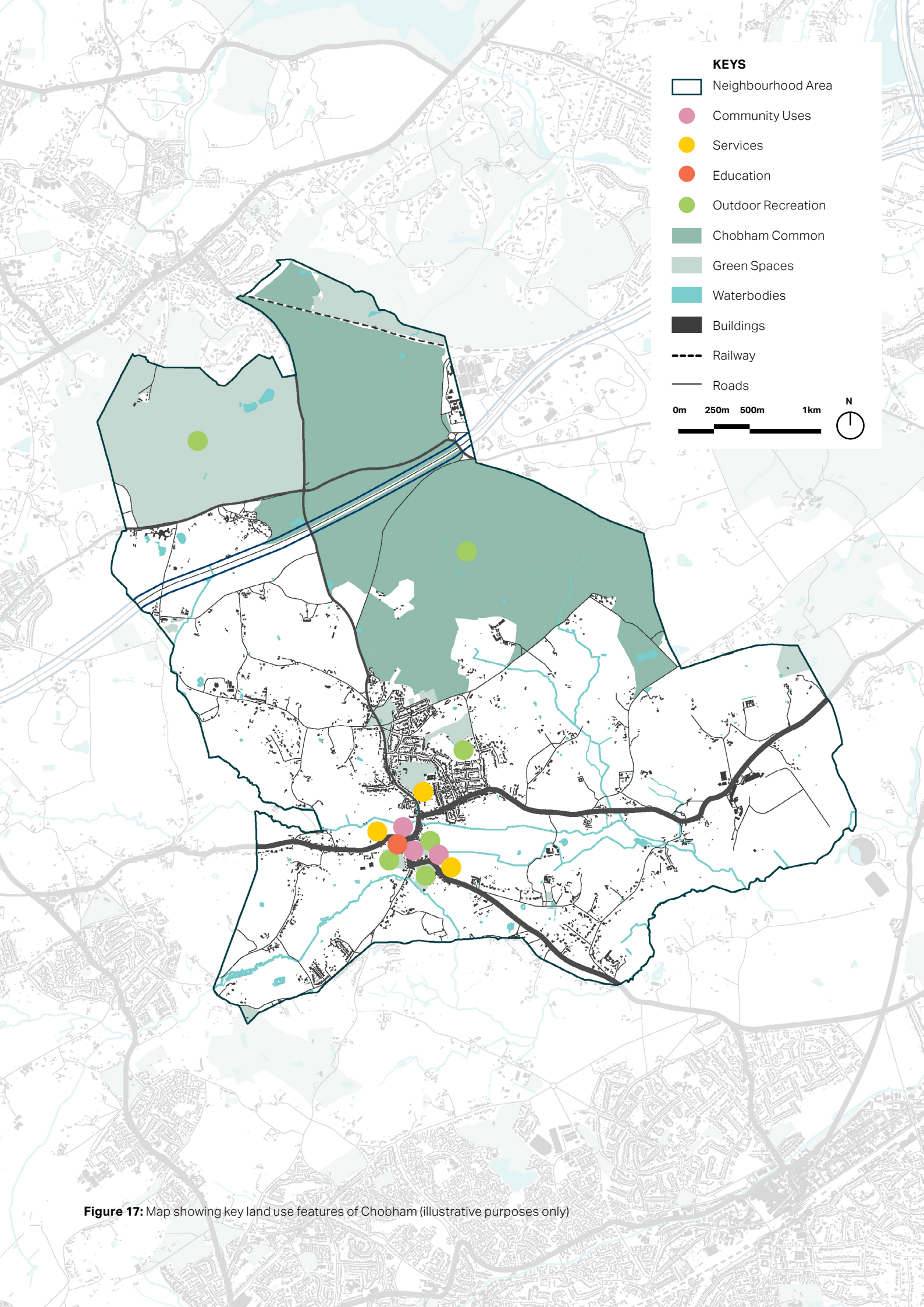


Figure 17: Map showing key land use features of Chobham (illustrative purposes only)

CHARACTER STUDY

03





CH
S

Blue directional sign pointing left

DRY CLEAN
Shoe Rep
Alterat
Duvets cl
Laundry
01276 8

3. CHARACTER STUDY

This section outlines the character areas of Chobham. These areas vary in character primarily due to their location, setting and period of development.

3.1 DEFINING THE CHARACTER AREAS

The Neighbourhood Areas character areas may be considered in four groups. These character areas have been listed and defined on the plan, overleaf.

The character areas were informed by the context of the Neighbourhood Area, and represent underlying characteristics which are influenced by the location and period of development. The community also helped shaped the character areas, through guidance from the SG and feedback received during an open day and survey on the Neighbourhood Plan, including design guide.

1

VILLAGE CENTRE

Designated within the Chobham Conservation Area, defined by historic origins.

2

PRIMARY RESIDENTIAL

Varied mix of housing primarily to the north of, and connected to, the Village Centre.

3

BOUNDARY RESIDENTIAL

Residential areas at the edge of the village settlement. These areas provide a gradual transition between the Primary Residential Areas and Rural Hinterlands.

4

RURAL HINTERLAND

Large detached estates within a woodland and countryside setting. The woodland, hedge and tree lined approaches to the Village Centre are a defining characteristic of Chobham.

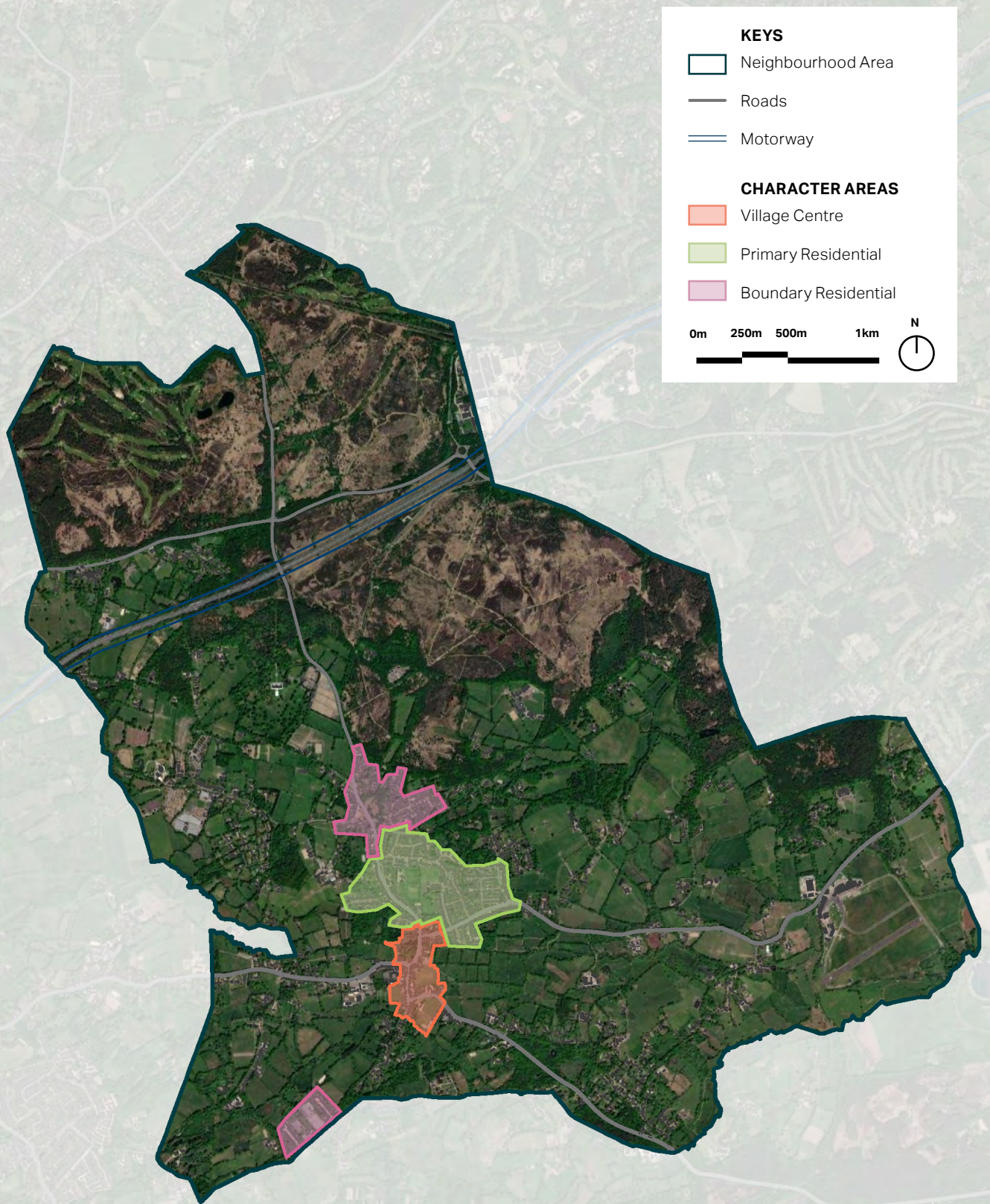


Figure 18: Map showing the Character Area in the Neighbourhood Area.

3.2 VILLAGE CENTRE

The Village Centre Character Area contains the historic settlement of Chobham, defined by the Conservation Area.

The settlement dates back to Saxon times during the seventh century. It was given to the Benedictine Abbey at Chertsey before 675, who planned the village layout.

The main street of the Village Centre is visually compact. The surrounding open space provides an attractive rural setting and affords important views. The special architectural interest of the village can be seen in the concentration of listed buildings.

The character of the Village Centre is detailed further in the Chobham Conservation Area Appraisal 2001.



Figure 19: White render commercial buildings with active frontages along main street

Figure 20: Red brick house with consistent building line to commercial buildings on main street

Figure 21: Church on main street of Chobham, where the churchyard provides opening in enclosed built form

Land Use	Local centre of Chobham with retail and hospitality, commercial, community and services, together with outdoor recreation areas and residential.
Layout of Streets, Buildings and Plots	<p>The urban structure of the Village Core is set along narrow, meandering a-roads. The plots have a simple linear form with frontages of varying widths. A distinctive feature of the plots is the straight boundary lines to the rear. Historic footpaths run behind the properties west of the High Street.</p> <p>The Local Centre is visually compact due to being almost completely built up. Sections of the street having continuous active frontages. The occasional indent and projection of buildings creates variation.</p> <p>Access lanes and the churchyard provide a sense of openness to the High Street and affords important views to the cricket fields and meadows beyond. A green space, at the intersection of Bagshot Road and High Street, also contributes to the pleasant rural character of the village.</p> <p>Other buildings, including villas and cottages, beyond the Local Centre have more open, spacious plots with varied building setbacks. Significant trees, hedges and hedgerows are present in these areas, which also surround the playing fields.</p>
Built Form Scale, Height and Roofline	<p>Building heights are primarily 2 storeys, with some very limited 1 storey examples. The roofline is varied in terms of its height and form.</p> <p>The shopfronts, for the most part, follow a consistent, traditional style with some shops featuring projections in the way of awnings or signage.</p>
Architectural Vernacular	A variety of building styles and materials are present but the strong influence of the 18th century is reflected in the mainly brick and stucco fronts, which provides a sense of unity. North of the Cannon Crescent the built form changes, being generally much more open and several examples of timber frames cottages can be seen.
Public Realm	<p>The High Street and the connecting roads provide narrow pedestrian footways to either side of the carriageway. The narrow historic width does not allow for street furniture or community gathering along the High Street. Hospitality spaces, the churchyard, green space and community uses of the Village Centre therefore provide this community function. Pavement materials, bollards, street lighting and signage follow a consistent palette, creating a sense of unity along the street and within publicly accessibly open spaces.</p> <p>Congestion along the High Street, which is exacerbated by large vehicles and on-street parking, detracts from the peaceful atmosphere and attractive vistas.</p> <p>Trees, hedgerows and hedges make an important contribution to the character of the village, including along the roads approaching High Street. Two Bournes to the north and south, bound the village.</p>

Table 02: Characteristics of the Village Centre Character Area

3.3 PRIMARY RESIDENTIAL

The Primary Residential Character Area contains a varied mix of housing mainly to the north of, and well connected to, the Village Centre. These residential areas are the most compact within the Neighbourhood Area.

Development of this Character Area started during the early 20th century. Before 1912, Alpha Road, Beta Road and Delta Road south of Beta Road were developed. By 1946, Delta Road was extended north of Beta Road to a cul-de-sac and the Leslie Road area was developed. By the 1960s, this area extended to the east with the grid layout Brookleys Drive area.

More recent development consists of infill housing and cul-de-sac residential areas spurring off the primary roads.



Figure 22: Bungalow houses in Primary Residential Area

Figure 23: Housing on Alpha Road sympathetic to historic character of Chobham

Figure 24: Council-built apartments in Primary Residential Area

Land Use	Primary residential area of Chobham containing a mix of dwelling typologies. Other land uses include education and scattered commercial, community, retail and hospitality.
Layout of Streets, Buildings and Plots	<p>The urban structure of the developments comprising the Primary Residential Area is varied, and largely a result of the period of development.</p> <p>Alpha Road, Beta Road and Delta Road were developed at the beginning of the 20th century. The gridded streets of this area softly curve and are lined with narrow, deep plots. Residential buildings vary slightly in their setbacks from the street and are a mix of typologies, creating an interesting sense of variation. Leslie Road, to the west of the Village Centre, developed during a similar period and is similar.</p> <p>The urban structure of the Brookleys area is reminiscent of post WWII construction. This area has a homogeneous gridded layout, with consistent front building setbacks and residential typologies, and the use of cul-de-sacs.</p> <p>The street layout of the Council housing estate access from Bowling Green Road is uncommon for its period of development in the 1970-80s. The organic connected street layout may have been a result of following boundaries of historic farms, or an attempt to imitate the historic Brimshot and Burrowhill area directly north. Despite the street layout, the buildings and setbacks are uniform and typical of the period of development.</p> <p>Other pockets of more late 20th and early 21st development primarily involve cul-de-sac streets with consistent housing typologies and setbacks. Including the Council housing estates of The Grange and Garden Drive.</p>
Built Form Scale, Height and Roofline	Residential building heights are primarily 2 storeys, with some 1 storey bungalow examples. The key differentiation between earlier residential areas and those more recently developed is the variety of housing. The earlier providing a varied mix unified in its architectural vernacular, and the latter providing cookie-cutter housing which is not sympathetic to Chobham.
Architectural Vernacular	A variety of building styles and materials are present but the strong influence of the Conservation Area architectural features and materials throughout the residential areas. The concern is when they are not sympathetically applied, with some residential developments utilising a very limited palette.
Public Realm	<p>The street reserve of the residential areas have generally widened over time, however, are generally consistent in their boundary treatments of low brick walls and/or hedgerows.</p> <p>The streets range from narrow roads with no verges, narrow streets with footways on either side, and more recently, wider roads with grassed verges. Earlier residential areas, despite not having grassed verges, have well landscaped front gardens with hedgerows, hedges and large trees to provide greenery that contributes to the village's rural character.</p>

Table 03: Characteristics of the Primary Residential Character Area

3.4 BOUNDARY RESIDENTIAL

The Boundary Residential Area is primarily residential, and provides a gradual transition between the built-up Primary Residential Area Character Area and open woodlands and meadows of the Rural Hinterland Character Area.

The distinction between the Boundary Residential Character Area and Primary Residential Character Area is mainly the plot size and building layout. The Boundary Residential Character Area has more organic, with larger front and back gardens, and varied plot arrangements and building layouts. Residential buildings are more concealed from the road, blending with the surrounding landscape.

Some of the boundary areas are historic, Brimshot and Burrowhill date back to at least the mid-19th century.



Figure 25: Street of Boundary Area which is bounded by tall hedgerows, providing an attractive approach to Chobham village
Figure 26: Residential street of Boundary Area where buildings are hidden behind tall hedgerows

Land Use	Residential, with primarily large detached dwellings and some scattered examples of semi-detached dwellings.
Layout of Streets, Buildings and Plots	<p>The Boundary Residential Area has organic street layouts, with curved through-roads or long cul-de-sacs from primary roads. A distinctive feature of plots within the Boundary Areas are the generous front and back gardens, allowing for deep setbacks of buildings from the road.</p> <p>Early residential areas of Brimshot and Burrowhill date back to the mid-19th century. The organic, connected street layout of this residential area, present in early surveys, remains today.</p> <p>These areas are characterised by linear but varied plots bounded by low brick walls and/or high hedgerows. There are also many significant mature trees. The abundance of greenery blends buildings with the surrounding meadows and woodland. Roads are narrow, with tarmac or light gravel surface treatments.</p>
Built Form Scale, Height and Roofline	Housing varies in its age, built form and scale, although the Boundary Areas generally contain large dwellings due to the large plot size and lower density. Building heights are primarily 2 storeys with many attic conversions, with some very limited 1 storey examples. The roofline is varied in terms of its height and form.
Architectural Vernacular	A variety of building styles and materials are present but the strong influence of the Conservation Area architectural features and materials throughout the residential areas.
Public Realm	Publicly accessible open spaces and the streets have a rural character. There are limited embellishment and footways in favour of narrow rural lanes, grass verges, large trees, established hedges and hedgerows, and landscaping.

Table 04: Characteristics of the Boundary Residential Character Area

3.5 RURAL HINTERLAND

The Rural Hinterland Character Area is a peaceful landscape of woodland and meadows with limited urban influence and an abundance of wildlife. There is a light scattering of commercial premises, including agricultural supply stores and the Fairoaks Airport, as well as low density groups of dwellings, such as those at Shrubs Hill and Mimbridge, and large estates and farmsteads. The type and age of these development areas is varied.

The approaches to the Village Centre Character Area, which sit within the Rural Hinterland Character Area, are a defining characteristic of Chobham and include Bagshot Road Castle Grove Road, Chertsey Road, Station Road and Windsor Road. The winding roads that approach the Village Centre are bounded by hedgerows, hedges, trees and fields and contribute to the rural character. The approaches are juxtaposed against the enclosure of the Village Centre.



28

Figure 27: Chobham Common

Figure 28: House at Mimbridge concealed behind woodland and landscaped boundary treatment

Land Use	Large, detached residential housing with some commercial premises including nurseries, agricultural supply stores and industrial buildings. The Fair Oaks Airport is to the south-east of the Character Area.
Layout of Streets, Buildings and Plots	<p>The farmed landscape is set within a strong hedgerow network and woodland areas assist in creating a degree of tranquility.</p> <p>A connected network of bending, narrow primary roads are bounded by woodland. Long cul-de-sacs provide access to most houses. The Character Area consists of mostly, large regularly shaped plots. Low density housing areas, such as Mimbridge and Shrubs Hill, have a simpler linear form. Development along the road approaches to the Village Centre are primarily large detached residential housing.</p> <p>Housing is setback from the roads and concealed entirely by hedgerows, hedges, woodland or natural timber paling or post and rail fencing, softened by large trees and evergreen shrubs. Views across the landscape are generally limited by these landscape features.</p> <p>There is a well connected network of Public Rights of Way crossing the Character Area.</p>
Built Form Scale, Height and Roofline	Housing varies in its age, built form and scale, although the Rural Hinterlands generally contain large dwellings due to the land available. Building heights are primarily 2 storeys, with some very limited 1 storey examples. The roofline is varied in terms of its height and form. Commercial premises are generally shed structures, with varied forms to follow the function of the use.
Architectural Vernacular	Architectural features of the housing the Rural Hinterlands varies, although most follow the strong Chobham vernacular by incorporating historic architectural features and materials in alignment with the Conservation Area. Building heights are primarily 2 storeys, with some very limited 1 storey examples.
Public Realm	<p>The substantial areas of woodland within the character area result in a relatively secluded landscape, particularly within the dense woodland which has a sense of remoteness and tranquility. Human influence is however obvious or detectable elsewhere, limiting the sense of remoteness overall.</p> <p>Woodlands and meadows bounded by hedgerows are the defining characteristic of the Rural Hinterland.</p> <p>The Character Area also contains natural, outdoor recreation, including a connected network of Rights of Way and Chobham Common. The verges of roads are narrow and contain woodland and other landscaping. Cyclists and pedestrians are therefore required to share the road with vehicles in most instances.</p>

Table 05: Characteristics of the Rural Hinterland Character Area



DESIGN OBJECTIVES

04



OBHAM BRIDE

4. DESIGN OBJECTIVES

This section outlines the design objectives, which were influenced by the contextual analysis, character study and community engagement process.

The three design objectives provide holistic and high level guidance and apply to development in the whole Neighbourhood Area. The design codes in the next chapter, are classified into the design objectives and set out more specific design guidance.

4.1 INTEGRATE DEVELOPMENT WITH THE HISTORICAL ARCHITECTURE

The historic features of Chobham's built character are varied, such as the roofline, windows and doors, and create a quaint village feel. This variation also provides architectural interest along the High Street and residential streets. There are certain unifying elements, such as the consistent material palette, building line and building scale, which combine to create a consistent built character. Some newer developments consist of uniform buildings with a limited architectural material palette, which is not characteristic of Chobham as a whole.



4.2 CONTRIBUTE TO THE RURAL VILLAGE LIFESTYLE AND CHARACTER

The historic, rural settlement layout of Chobham is defined by narrow and gently meandering streets lined with varied plots and building types. The village centre is denser, with a continuous frontage creating an enclosed built form, which dispersed to create a rural sense of character when departing the village centre. The edges of the settlement are more dispersed, where buildings behind hedgerows, hedges and trees blend in with the surrounding landscape.

Open fields and Chobham Common provide long uninterrupted views of the countryside, and separate areas of development, which dilutes the density of the Neighbourhood Area and creates a feeling of expansiveness in these parts.

4.3 PROTECT AND ENHANCE THE LANDSCAPE SETTING

Chobham's landscape setting is formed by woodland blocks, mature trees and hedgerows, which provide a sense of enclosure and a rural character.

Views to these open spaces and landscape features, and roads confined by woodland and hedgerows, make an important contribution to the landscape setting of Chobham.

Access to these green spaces, particularly Chobham Common and the Public Rights of Ways, are a part of the Chobham lifestyle. The hydrology of these spaces also support flood reduction.



The background image shows a residential street scene. On the left, there is a large, dense green hedge in front of a brick house. To the right, a light blue or grey house with a white window frame and a brick chimney is visible. A television antenna is mounted on the roof. A brick wall runs along the bottom of the frame. A large, semi-transparent teal circle is centered over the image, containing the text.

DESIGN GUIDANCE
AND CODES

05



5. DESIGN GUIDANCE AND CODES

This section sets out the Design Guidance and Codes that support the Neighbourhood Plan. This design guide is in addition to, and should be read in conjunction with, national and local policy and guidance on design.

Development in the Neighbourhood Area should demonstrate how best practice design guidance contained in national and local policy and guidance documents, including this design guide, has been considered in the layout, architectural and landscape design.

5.1 INTRODUCTION

This section identifies design guidance and codes for development in the Neighbourhood Area to adhere to. They are organised under the three design objectives for the Neighbourhood Area.

- **LA:** Local Architecture
- **RV:** Rural Village
- **LD:** Landscape Design

The Design Guidance and Codes apply to the whole Neighbourhood Area. In some instances, further guidance and codes are also provided for the character areas.

5.1.2.1 WHEN TO USE THE CODES

The table overleaf identifies when guidance and codes for each theme should be considered by development. A prefix has been created for each theme to allow simple application and referencing of the design guidance codes.

Code	Prefix	When to use the code
Local Architecture (LA01)	LA01.1	Building height, scale and roofscape. Code to be applied when determining the height and roofscape of development in the Neighbourhood Area.
	LA01.2	Fenestration and architectural details. Code to be applied when determining the fenestration and architectural details of development in the Neighbourhood Area.
	LA01.3	Architectural materials and colour palette. Code to be applied when determining the architectural materials and colour palette of development in the Neighbourhood Area.
Rural Village (RV02)	RV02.1	Village streets. Code to be applied to development that proposes new streets in the Neighbourhood Area.
	RV02.2	Plot and building layout. Code to be applied to development that proposes new plots, new buildings or extensions in the Neighbourhood Area.
Landscape Design (LD03)	LD03.1	Landscaping. Code to be applied to development in the Neighbourhood Area to ensure locally distinctive and wildlife friendly landscape design.
	LD03.2	Boundary treatments. Code to be applied to development in the Neighbourhood Area to ensure locally distinctive boundary treatments.

Table 06: Application of Design Guidance and Codes to development

LA01. LOCAL ARCHITECTURE

The Surrey Heath Residential Design Guide notes that development may take a contemporary or traditional approach. However, pastiche designs that incorporate a poor-quality mix of historic styles and detailing are not supported.

Development, whether traditional or contemporary, should integrate well with Chobham's historical architectural character. All designs should be of a high-quality and sustainable.

Development proposals should provide specification on the architectural design, including materials, fenestration and detailing. Proposals should also demonstrate how the character of the local context, as defined by this design guide, has been considered.

LA01.1 BUILDING HEIGHT, SCALE AND ROOFSCAPE

Creating variety and interest in the roofscape is an important element in the design of attractive buildings and places.

Rooflines in Chobham are varied, with staggered ridge heights and a mix of gable and hipped roofs. There are some small clusters of consistent roofline, but this is not commonplace.

Roof materials and detailing features are also varied, and include stone tiles, clay and concrete pantiles. Chimneys create a consistent feature of the skyline, but they are simple in form.

The varied building height and roof elements make an important contribution to defining the character of the Neighbourhood Area. Guiding principles for development to consider in order to achieve a well-designed roofscape include:

01. Ensure the height of development responds to the surrounding buildings, street width and sense of enclosure, topography and mature vegetation;
02. Ensure the roof design integrates with the surrounding development or creates a new roofscape;
03. Design the scale and pitch of the roof to be in proportion with the dimensions of the building.
04. Avoid overly complex roofs designs by limiting the number of junctions, hips, valleys and dormers;

05. Deliver a locally distinctive roof design by including:
- 05.01. Variety in form along the street, including hipped and front facing gable roofs, and dormers;
 - 05.02. Simple chimneys and decorative features for visual interest;
 - 05.03. Subtle changes in rooflines, avoiding stark transitions; and
 - 05.04. Locally distinctive roof materials (refer to **Figure 40**).



Figure 29: The variation in roofline within the Conservation Area is reflective of the locally distinctive architecture of the Neighbourhood Area

Figure 30: Example of variation in roofline within the Conservation Area.

LA01.2. FENESTRATION AND ARCHITECTURAL DETAILS

There are a range of architectural features and detailing in the Neighbourhood Area. For example, sash and casements windows, decorative lead flashing, porches, galletting brick work, and diamond roof tiling.

The intricacies of the architectural features and detailing in the Neighbourhood Area are locally distinctive. They provide visual interest and reduce the scale and bulk of buildings. The use of architectural features and detailing is of particular importance given the discrete architectural material palette that is distinctive of the Neighbourhood Area and wider Surrey area.

Guiding principles for development to consider to achieve locally distinctive design include:

01. Include locally distinctive fenestration and detailing in the design of new development, drawing on examples in the Conservation Area and listed buildings within the Neighbourhood Area. However, avoid mixing historic styles;
02. Development involving multiple houses should ensure a variety of detailing is utilised across the development to provide visual interest along the street and avoid homogeneous building designs; and
03. Include detailing on roofs and facades to minimise the bulk and scale of buildings, for example ornate brickwork around fenestration and across walls.





Figure 31: Casement windows, porch and decorative brick work of new development in Chobham

Figure 32: Sash and bay windows and galletting brick work of housing in Chobham

Figure 33: Recessed porch, bay and casement windows and chimney of house in Chobham

Figure 34: Solid porch and decorative lead flashing in Conservation Area

Figure 35: Variety of sash windows and timber/brick detailing in Conservation Area

Figure 36: Sash windows, porches, diamond tiled roof, and chimney of row housing

LA01.3 ARCHITECTURAL MATERIALS AND COLOUR PALETTE

There are a range of materials used within the Neighbourhood Area. However, the historical palette is fairly restrained, with strong roots in the typical Surrey architectural vernacular.

Common wall materials in the Neighbourhood Area are red brick and white render, some of which have exposed timber frames. More recent development utilise a creamy-white render, which has less visual glare in the sunlight compared to white render.

Fenestration is generally timber painted white. However, there are examples of royal blue and dark grey accents.

The discrete material palette, alongside with locally distinctive landscape designs that employ hedgerows and woodland, is locally distinctive.

Guiding principles for development to respond to the local character include:

01. Demonstrate that the material palette reflects the local character of the Neighbourhood Area (refer to **Figure 41**).



Figure 37: White render and red brick commercial building in the Conservation Area with dark grey fenestration

Figure 38: Red brick building in the Conservation Area with white and royal blue painted fenestration

Figure 39: Recent development in Chobham with red brick and cream render. The colour palette slightly departs from the historic character of Chobham



Figure 40: Locally distinctive materials and colour palette

RV02. RURAL VILLAGE

The layout of new development should maintain the rural character of Chobham, which contributes to its friendly, village feel.

Connection and access to the rural landscape, particularly Chobham Common and the Public Rights of Ways, are an important and highly valued part of the Chobham setting and lifestyle.

RV02.1 VILLAGE STREETS

Safe, attractive and integrated movement networks are based on streets that are permeable, legible, accessible and comfortable. Development should deliver a street network that demonstrates best practice design principles in addition to considering how to enhance Chobham's rural lifestyle.

The following principles should be considered by development to ensure streets are locally distinctive:

01. Ensure streets are laid out to encourage connectivity, including direct access to key destinations such as the High Street and Chobham Common. Designers should collaborate with adjacent landowners and provide connections to existing and future development areas, particularly via walking and cycling routes;
02. Encourage public access to community facilities, green space and the countryside by ensuring publicly accessible streets are adjacent, and provide direct access and views, to these places;

03. Design streets to have the appearance of a rural village by incorporating:

03.01. Gently, curving network of streets rather than rigid layouts;

03.02. Narrow geometric street layouts that encourage active frontages, slow traffic and avoid large impervious areas;

03.03. Minimal street furniture and road markings. The limited use of timber bollards and wayfinding signs that are already present in the Neighbourhood Area may be appropriate;

04. Streets in the **Village Centre Character Area and Primary Residential Character Areas** are more urban in nature, incorporating footpath(s), raised kerbs and tarmac surface material; and

05. Streets in the **Boundary Residential Character Area and Rural Hinterland Character Area** are informal, and may include open drains and swales, and tarmac or gravel surface material.

Landscaping along streets in the Neighbourhood Area, particularly with woodland, hedges and hedgerows, is a defining characteristic. Refer to Section **LS03 Landscaping** for guidance.



Figure 41: Village Centre Character Area with more urban character, including on-street parking spaces, two lanes of traffic and footpaths

Figure 42: Primary Residential Character Area with a more urban character, including on-street car parking and a footpath. Direct access to green space is provided with an adjacent street

Figure 43: Rural Hinterland Character Area with narrow rural street, enclosed by mature trees and hedgerows

RV02.2 PLOT AND BUILDING LAYOUT

Part of Chobham's charm is the varied plot and building types, creating a diverse street scene. The Village Centre Character Area is the most intensely developed part of the Neighbourhood Area, with sections of continuous, active frontages and narrow plot widths. The Primary Residential Character Area encompasses land with direct access to the Village Centre from the north, and continues this denser urban form with a residential use.

The edges of the settlement are more dispersed, where buildings behind hedgerows, hedges and trees blend in with the surrounding landscape. The Boundary Residential Character Area features larger plots with detached dwellings and gardens, providing a transition to the Rural Hinterland Character Area, which has the lowest intensity of development.

Open fields and the Chobham Common separate areas of development, which dilutes the density of the Neighbourhood Area. Views to these open spaces and landscape features make an important contribution to the sense of place.

The following principles should be considered by development to ensure the layout of plots and buildings are locally distinctive:

01. Layout plots and buildings to reinforce the small scale, historic character that provides the village feel of Chobham;
02. Vary plot widths to allow for a mix of housing types along the street, which encourages a diverse community and creates visual interest;
03. Orientate buildings generally parallel to and overlooking the street and / or public space;
04. Establish a consistent building line, with subtle variations for visual interest. Infill development should be consistent with the existing prevailing building line of the street;
05. Maintain gaps between buildings for areas of landscaping and views to the rural landscape. These important green spaces maintain the balance between the rural areas and village;
06. Plot and building layouts in the **Primary Residential Character Area** and **Boundary Residential Character Area** should provide front and back gardens. Front gardens should be of a depth that can support mature, large hedgerows while maintaining the solar access and visual aspect of the dwellings; and
07. Plot and building layouts in the **Rural Hinterland Character Area** should allow for large spacious gardens that feature mature landscaping to filter buildings and car parking.



Figure 44: Plot and building layout in the Primary Residential Character Area demonstrating a higher density in the Neighbourhood Area. Plots vary in their width and provide deep gardens. Building lines are generally consistent



Figure 45: Plot and building layout in the Boundary Residential Character Area demonstrating a lower density in the Neighbourhood Area. Plots vary in their width, but are noticeably wider than the Primary Residential Character Area, and provide deep gardens. Building lines are generally consistent



Figure 46: Plot and building layout in the Village Centre Character Area demonstrating a higher density in the Neighbourhood Area. Plots vary in their width and provide deep gardens. Building lines are generally consistent, and generally built on the boundary along High Street



Figure 47: Plot and building layout in the Rural Hinterland Character Area demonstrating a rural, low density in the Neighbourhood Area. Plots are large with buildings set back and concealed from the road within gardens

LD03. LANDSCAPE DESIGN

Chobham's landscape setting is formed by woodland blocks, mature trees, hedges and hedgerows, which provide a sense of enclosure and a rural character to the Neighbourhood Area.

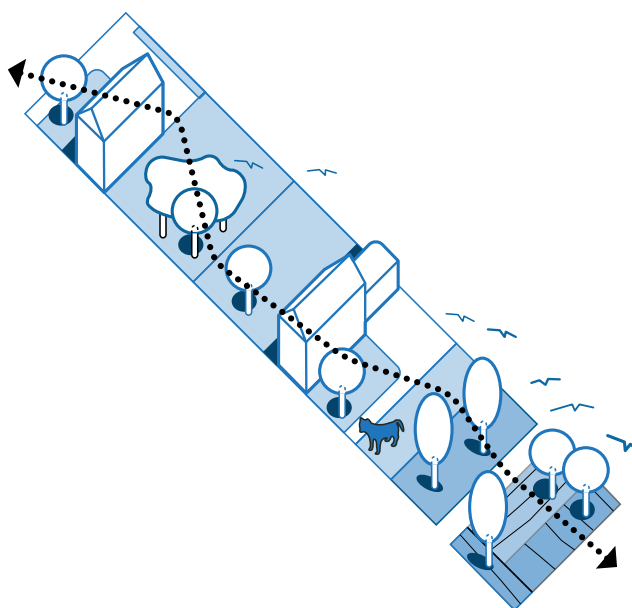


Figure 48: Diagram demonstrating how connected front and back gardens can enhance ecological connectivity for wildlife. Accompanying layout considerations with wildlife friendly features supports wildlife movement and habitat creation

LD03.1 LANDSCAPING

Landscaping should be considered at the outset of development to ensure planting areas and species achieve exceptional development outcomes.

The following principles are recommended for the landscape design of development:

01. Provide landscape areas of a sufficient size to support the establishment and growth of healthy vegetation. Avoid an over reliance on planting strips;
02. Utilise landscaping to mitigate impacts of development (i.e. visual, noise, urban heat island) on adjacent areas;
03. Preserve existing vegetation (i.e. mature trees, hedges and hedgerows) as part of the landscape design to reinforce Chobham's rural landscape character; and
04. Incorporate wildlife friendly features that support movement and habitat, particularly for hedgehogs. For example, holes in fencings/walls, gaps beneath gates, temporary houses and native planting.
05. Consider how the development layout can create wildlife corridors. For example, the layout of roads, front and back gardens, and green spaces.

LD03.2 BOUNDARY TREATMENTS

Hedgerow boundary treatments are a significant feature in Chobham. Mature hedgerows provide spatial enclosure, provide screening and enhance privacy. They are generally tall at the edges of the settlement, and lower in the centre. The rural landscapes of the Neighbourhood Area incorporate hedgerows alongside woodland and large landscaped buffers.

The following principles are recommended for the boundary treatment of development:

01. Boundary treatments should primarily consist of hedgerows. Some brick and timber fencing boundary treatments may be acceptable if they align with the prevailing character of the street and Character Area;



Figure 49: Front of plot car parking of Bungalow in Primary Residential Character Area, which is balanced with approximately half the plot width dedicated to landscaping

02. Landscaping of front and back gardens should be in accordance with the Character Area:

02.01. Village Centre Character

Area and Primary Residential Character Area contain lower hedgerows that maintain the connection between housing and the street, and reduce the dominance of vehicle access and parking areas. Some boundary treatments also incorporate low fences/walls;

02.02. Boundary Residential Character

Area contains tall, large hedgerows that conceal housing and car parking areas from the street; and

02.03. Rural Hinterland Character

Area contains large landscaped gardens with hedgerows and trees that conceal buildings and car parking areas from the street. Some boundary treatments also incorporate timber fencing softened with landscaping.



Figure 50: Front of plot car parking of detached dwelling in Primary Residential Character Area, which is balanced with large mature tree and areas of landscaping throughout the front garden



51



52



53



54



55



56

Figure 51: Hedgerow boundary treatment in the Primary Residential Character Area

Figure 52: Hedgerow, mature tree and panel timber fencing boundary treatment in the Primary Residential Character Area

Figure 53: Hedgerow boundary treatment of new development in the Primary Residential Character Area. Front gardens are not deep enough for mature hedgerows that will maintain solar access to dwellings and will likely need to be trimmed

Figure 54: Tall, large hedgerows in the Boundary Residential Character Area that conceal buildings and car parking, in addition to creating a sense of enclosure of the street

Figure 55: Tall, large hedgerows in the Rural Hinterland Character Area that conceal buildings and car parking, and create an intimate entrance

Figure 56: Tall, large hedgerows in the Boundary Residential Character Area that conceal buildings from the footpath, providing privacy to residents

6. CHECKLIST

As the design Guidelines and Codes in this section cannot cover all development scenarios, this concluding section provides a number of questions based on established good practice against which the design proposal should be evaluated.

The checklist can be used to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidelines for new development'. Following these ideas and principles, a number of questions are listed for more specific topics.

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Positively integrate energy efficient technologies;
- Positively integrate green infrastructure in accordance with national design guidance to positively contribute to liveability, biodiversity and climate change resilience;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?

3

Local green spaces, views & character:

- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?

3

Local green spaces, views & character:

- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

Buildings layout and grouping:

- What is the typical built pattern of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

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Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivalled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and [@AECOM](https://twitter.com/AECOM).

